

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

**ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD**

**FEBRUARY 15, 2012  
6:30 P.M.**

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CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

UNFINISHED BUSINESS

1. [CUP1100266; Conditional Use Permit - Carter's Crossing Wawa](#) - A request for a Conditional Use Permit to allow motor vehicle fuel sales in a B-2, Urban Commercial Zoning and within the Highway Corridor Overlay Zoning District, and a convenience store within the Highway Corridor Overlay Zoning District on Assessor's Parcels 45-25A and 45T-1 (portion), consisting of 1.64 acres located on the north side of Warrenton Road and west side of South Gateway Drive within the George Washington Election District. **(Time Limit: April 17, 2012) (History - Deferred at January 18, 2012 meeting to February 1, 2012) (Deferred at February 1, 2012 to February 15, 2012)**
2. [Calendar Year Work Plan](#)
3. Amendment to Zoning and Subdivision Ordinances, Cluster Provisions - **(Time Limit: May 28, 2012) (In Planning Commission Subcommittee)**  
***(Authorize for Public Hearing by: April 18, 2012)***  
***(Potential Public Hearing Date: May 16, 2012)***

NEW BUSINESS

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**7:30 P.M.**

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

4. [RC1100314; Reclassification – Electrifiers, Inc.](#) - A proposed reclassification from A-1, Agricultural to M-1, Light Industrial Zoning District to allow flex office uses on Assessor's Parcels 44-93B and 44-94, consisting of 6.77 acres. The property is located on the east side of Powell Lane, approximately 2,500 feet south of its intersection with Warrenton Road within the Hartwood Election District. **(Time Limit: May 15, 2012 )**
5. [Amendment to Zoning and Subdivision Ordinances](#) – A proposed Ordinance to repeal Stafford County Code, Chapter 22, Article IX, Sections 22-266 through 22-271; entitled “Cluster Subdivisions,” Chapter 28, Article V, Sections 28-71 through 28-80; entitled “Residential Cluster Provisions,” and Chapter 28, Article V, Table 5.1, entitled “Cluster Option.” This amendment will repeal sections of the respective ordinances due to inconsistencies with the Virginia Code 15.2-2286.1, A-D. **(Time Limit: May 28, 2012)**

PLANNING DIRECTOR’S REPORT

- Discussion of April 4<sup>th</sup> meeting
- Farmers Market
- TDR

COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

- Planning Commission Subcommittee – Cluster Ordinance

CHAIRMAN’S REPORT

OTHER BUSINESS

- TRC Information – February 22, 2012

APPROVAL OF MINUTES

January 4, 2012

January 18, 2012

ADJOURNMENT